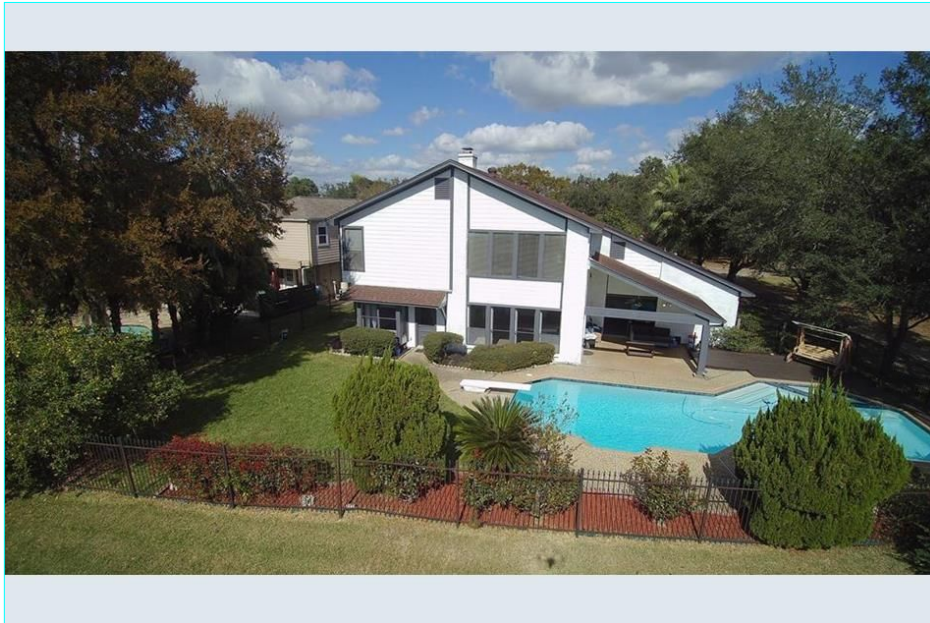


# *Pro House Inspections*

## Property Inspection Report



3210 La Quinta Dr., Missouri City, TX 77459  
Inspection prepared for: Tony Earl and Bridgett Dowdy  
Real Estate Agent: Tywuan Watkins - Diverse City Realty

Date of Inspection: 1/15/2021 Time: 2:00 PM  
Age of Home: 1973 Size: 2900  
Weather: Clear, 60 degrees  
Order ID: 409  
Vacant Home

Inspector: Michael Race  
License # 6448  
23010 Franz Rd., Katy, TX 77449  
Phone: 281-932-4463  
Email: MikeRace1957@gmail.com  
<http://www.prohouseinspections.com>

## PROPERTY INSPECTION REPORT

Prepared For: Tony Earl and Bridgett Dowdy  
(Name of Client)

Concerning: 3210 La Quinta Dr., Missouri City, TX 77459  
(Address or Other Identification of Inspected Property)

By: Michael Race, License # 6448 1/15/2021  
(Name and License Number of Inspector) (Date)

### PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at [www.trec.texas.gov](http://www.trec.texas.gov).

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

**THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS.** The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

**ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION.** When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000  
<http://www.trec.texas.gov>.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

#### TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions.

Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

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#### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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### I. STRUCTURAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Foundations
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Type of Foundation(s):  
 • Post Tension Foundation

**Comments:**

• This house has a concrete slab or post tension foundation. The type and amount of steel reinforcing in the slab cannot be determined by a visual inspection. However, it is most likely conventionally reinforced with steel reinforcing bar or cable spaced uniformly throughout the slab. Grade beams under load bearing portions of the house provide the home's foundation.

The grade beams are deeper than the rest of the slab, and they contain additional steel reinforcing. Based on visible evidence, the structural condition of this foundation is average with no signs of problems. We consider the home structurally sound. With normal care, and attention to maintenance of a stable moisture content in the soil surrounding the foundation, the slab should continue to be structurally sound for the foreseeable future. Although no damage was observed at the time of the inspection, soil conditions in this area are known to be unstable. No warranty against future movement can be made.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Grading and Drainage
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**Comments:**

• Topography of the lot is generally level and drains from the back to the front. Drainage of the property and surrounding area was relatively good. Gutters and downspouts are installed and in good condition, Soil levels are within the recommended height to the foundation. The lot appears to have adequate drainage and no concerns were found present.

Information Notes: With slab foundations, the soil should be kept at 4 inches below the brick ledge, 6 inches for siding. For a pier and beam foundation, there should be a high point under the home sloping to the exterior of the home. The final grade should slope away from the house at a rate of 6 inches in ten feet. Inadequate clearance can allow water to enter through the weep holes causing interior damage or under a pier and beam causing damage to the piers. We mention this because poor drainage is a frequent contributor to differential movement of the foundation.

Please note that grading and drainage was examined around the foundation perimeter only. Grading and drainage at other areas of the property are not included within the scope of this inspection. Information whether this property lies in the flood plain or if it has ever been subjected to rising water is not determined by this inspection. The owner may be able to provide more information pertaining to this.

I=Inspected

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D=Deficient

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Roof Covering Materials
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Type(s) of Roof Covering:

- Asphalt shingles noted.

Viewed From:

- Ground with binoculars
- The inspector did not get on the roof due to unsafe conditions. ie: Over 25 ft. high, steep pitch.

**Comments:**

- The roof covering is asphalt shingles that appear to be in good condition with no signs of concern at the time of the inspection. From our observations of the ceilings and attic, there is no evidence of present or past leaks. No determination of actual remaining life expectancy is implied. Roofs of this type typically last about 25-30 years or more before major roofing repairs or replacement is required. This covering appears to be in the range of 10 years old.

The roof is a system that must work well together to provide weather protection for the house. The major elements in this system include the roofing or roof covering (shingles, tile, membrane), the (impregnated felt or paper, ice and water shield) metal flashing (lead, copper, aluminum, galvanized steel), sheathing (plywood, wafer board, dimensional lumber boards), and the roof rafters themselves.

Roof Information Notes: The evaluation of the roof is to determine if portions are damaged, missing, or deteriorating, which may be subject to possible leaking. Roof inspections are not intended to certify a roof is free of active leaks. Roofs are inspected from the exterior and from within the attic, but all areas are not accessible and visible to an inspector. Every effort is made to view the underside of the roof, but due to roof designs, this may not be possible. Unless there are visible signs of moisture, stains, or it is raining at the time of the inspection, it may not be possible to find or detect a roof leak.

Responsibility for future performance of the roof is specifically excluded from this report.

- NOTE: With any roof, regardless of age, minor leakage should be expected from time to time, especially during periods of heavy rain. This can occur along the edges of the roof, at joints between different roof surfaces, and around penetrations through the roof.

Normally, these repairs are easily accomplished. If roof leaks do occur, their presence does not necessarily indicate the need for total replacement of the roof coverings. Recommend having scheduled maintenance on the roof at least every 8-10 years. This generally consists of replacing loose or missing shingles and ridge caps as necessary.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. Roof Structure and Attics
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Viewed From:

- Inside the attic from the platform only.
- Ground with binoculars

Approximate Average Depth of Insulation:

- Insulation is 10"-12" inches deep

**Comments:**

- Roof structure is conventional wood framed rafter system. The roof framing is supported by interior and exterior bearing walls and beams. This all appears to be in fair condition and is a standard method of construction. Ventilation is gable vents and soffit vents that appear to be adequate. There is no evidence of moisture, current or past leaks in the attic. Insulation in attic is blown in and batt type.

The attic was inspected from a platform, areas in the attic that do not have safe access from a platform are not inspected. There may be hidden defects due to inaccessibility, HVAC equipment and duct work restricting access and the view of certain areas.

- **Insulate and weather-strip the pull down stairway door to promote insulation barrier to reduce moisture / condensation, Hot / Cold temperatures into the home from this area.**
- **Insulation: The insulation provided in the attic has poor coverage in multiple areas compared to today's standards. Recommend upgrading this area of the home to improve energy efficiency. Review by a qualified contractor. Recommendation - Installing insulation to a R38 value. This is equivalent to 12" inches of fiberglass bat type or loose blown in type throughout the attic.**
- **Rodent / Vermin activity is apparent in the insulation. ie: trails, droppings etc. This may be a serious problem? A licensed pest specialist should be consulted to treat and seal all entry points around the home and roof structure to prevent pests from entry.**
- **Insulation: Fiberglass bat insulation has fallen down off the walls in several areas of the attic. Recommend consulting a qualified contractor to perform corrective action.**

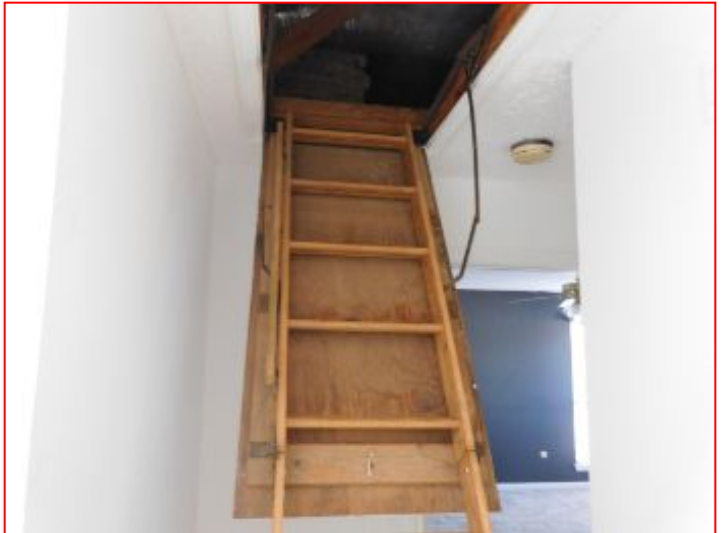
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I	NI	NP	D
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Insulate and weather-strip the pull down stairway door to promote insulation barrier to reduce moisture / condensation, Hot / Cold temperatures into the home from this area.



Low insulation



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I	NI	NP	D
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E. Walls (Interior and Exterior)

Wall Materials:

- Interior walls are made of Drywall
- Exterior siding is a concrete composite and brick.

**Comments:**

• The exterior walls of this house appear to be standard wood-frame construction that is not visible. The visible exterior is brick and composite concrete siding that has been installed over the wood framing. These walls and siding appear to be in good condition at the time of the inspection with no structural signs of concern.

The interior walls are made with a Sheetrock covering also in good condition with no structural signs of concern.

• Note: The walls are inspected for structural performance and water penetration. Specifically excluded from this report is the presents of cosmetic concerns such as paint, minor cracks, scuffs and dings.

F. Ceilings and Floors

Ceiling and Floor Materials:

- Ceiling is made of drywall
- Floor coverings are tile and carpet in good condition.

**Comments:**

• Ceiling finish is drywall in good condition with no signs of water damage or structural concerns, Floor structures are concrete slab or standard wood framing. All appear to be in good condition with no signs of concern.

Note: The ceilings and floors are inspected for structural performance and water penetration. Specifically excluded from this report is the presents of cosmetic concerns such as minor cracks, scuffs and dings.

G. Doors (Interior and Exterior)

**Comments:**

- Doors were opened and closed and locks were tested.

**• Door to house and garage has stripped hinges and does not close properly. Repair needed.**

I=Inspected

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D=Deficient

I	NI	NP	D
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Door to garage has stripped hinges and does not close properly.

X			X
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H. Windows

Window Types:

- Windows are made with aluminum frame, single pane.

**Comments:**

- The windows in this house are single hung, fixed and sliding, single pane windows. They are generally in good operating order.

- **Window Screens: Window screens are damaged or missing. 10-12. Recommend consulting a qualified contractor to perform corrective action.**
- **Exterior window seals have hail damage in many areas. This requires replacement to provide weatherproofing. Recommend consulting a qualified contractor to perform corrective action.**

X			
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I. Stairways (Interior and Exterior)

**Comments:**

- The stairs and railings were inspected and appear to be structurally sound and in good condition.

I=Inspected

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D=Deficient

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	J. Fireplaces and Chimneys
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Locations:

- Fireplace is located in the living room

Types:

- Fireplace is mason built

**Comments:**

- Fireplace is gas log, mason lined chimney appears to be in good condition and operating satisfactory. Where visible, the chimney appears to be structurally stable.

Where possible, the interior of this chimney was examined and found to be sound. You should be aware, however, that our interior examination of the flue is very limited, and that a comprehensive examination can only be made by a qualified and fully equipped chimney sweep. A limited investigation of the fireplace was undertaken. It was equipped with a flue damper, which was operating properly. Draw was not tested and could not be determined at the inspection.

- **This fireplace is not equipped with a damper stop. Any fireplace that is equipped with gas must have the damper set in a permanently open position to prevent accidental carbon monoxide poisoning. This can be easily accomplished with a damper stop that can be purchased at most hardware stores.**



This fireplace is not equipped with a damper stop. Any fireplace that is equipped with gas must have the damper set in a permanently open position to prevent accidental carbon monoxide poisoning.

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I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	K. Porches, Balconies, Decks, and Carports
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**Comments:**

- The entry stoop is made of concrete, generally in good condition with no structural problems indicated.

The patio at the rear is a concrete slab on grade in good condition. Minor cracking was noted but not a structural concern.

The driveway is made of concrete, also in good condition. Some cracking was noted but not a structural concern.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	L. Other
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Materials:

**Comments:**

- Countertops and a representative number of cabinets were inspected and found to be in good condition and functioning properly.

II. ELECTRICAL SYSTEMS

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I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Service Entrance and Panels
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Panel Locations:  
 • Electrical panel is located in the garage.

Materials and Amp Rating:  
 • Copper wiring is used for branch circuits.  
 • Aluminum wiring is used for servicing the panel.

**Comments:**  
 • Main distribution panel is 150 amps, service is provided underground from the utility company, 120/240 volt, A typical electrical system consists of two distinct components: (1) the electric service entrance, and (2) the electric circuits. The service entrance determines the capacity of the electric power available to the home. The electric circuits distribute the power through the home. Electrical devices in a home typically use either 120 or 240 voltage electricity. The major appliances such as clothes dryers, kitchen ranges, water heaters, air conditioners, and electric heating units require 240 volts. General purpose circuits (lighting, outlets, etc.) require 120 volts.

At the time of the inspection the panel and all electrical wiring appear to be safely installed and properly connected in all areas with no signs of arching, sparking, overheating.

- **No arch fault circuit breakers are present. The 2002 International Residential Code (IRC) Requires that AFCI's be installed on all 120-volt, single phase, 15-20 amp. Branch circuits supplying outlets to bedrooms, living rooms, dens, hallways and closets. Homes built before 2006 are not required to upgrade the panel with AFCI breakers.**
- **Aluminum service wires should be coated with antioxidant at the connection to the lugs. Consult a licensed electrician.**
- **Panel is not labeled properly. It would be wise to have each of the present circuits fully identified so you will know what electrical load is on each circuit. The important point to remember is to not overload any one circuit, it is suggested that a competent electrician be consulted.**

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I	NI	NP	D
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No Problem found



Panel is not labeled properly.

X			X
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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

- 150 Amp service panel

**Comments:**

- All accessible plugs, lights, ceiling fans, **GFCI** and smoke alarms were tested.

Only visible and accessible parts of the electrical system are inspected. Items and wiring that are not visible and accessible are excluded from this report.

- **Smoke detector is not present in the bedrooms. Recommended in hallways and all bedrooms for safety reasons.**
- **Smoke detectors in the home are not operating. repair for safety reasons.**
- **It is recommended that this house be equipped with ground fault circuit interrupters (GFCI) in some recommended locations. The purpose of a GFCI circuit is to provide positive protection against a shock hazard since it will "trip" almost instantaneously, thus protecting you. Recommend installation of GFCI receptacles to reduce risk of electrical shock on outside and garage plugs.**
- **A plug is loose on the outside back wall and should be secured / repaired or replaced for safety reasons. Recommend consulting a qualified contractor to perform corrective action.**

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D=Deficient

I	NI	NP	D
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A plug is loose on the outside back wall and should be secured / repaired or replaced for safety reasons.

### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Heating Equipment
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Type of Systems:

- Gas fired, forced hot air, mid efficiency furnace.

Energy Sources:

- Natural gas powered.

**Comments:**

- Two old original conventional furnaces are located inside the attic area. The systems were both operated and appears to be functioning and delivering sufficient heat to all areas.

Please be aware that the heat exchanger (which is the central and most critical part of a hot air furnace) could only be viewed to a limited extent. Those areas that were visible appeared to be serviceable. You should understand that this is a very limited examination and not a conclusive evaluation of the heat exchanger. A conclusive evaluation can only be done either visually by at least a partial dismantling of the furnace or by a smoke test or other tests that would identify combustion products in the heated air.

- **Furnace chimney is in contact or too close with the roof deck in the lower attic area. This area should have a minimum 1" clearance from combustibles and pass above the roof 2 ft" for safety reasons.**

**There is evidence of roof deck overheating, nearly catching fire. Connections to venting system are very poor at the top of the roof penetration. Should be improved and securely attached and strapped to the rafters to reduce movement in high winds for safety reasons. Recommend consulting a licensed contractor.**

- **Both these systems are past the end of life expectancy. Typically, replaced by this time due to concerns of carbon monoxide poisoning. The heat exchanger (which is the central and most critical part of a hot air furnace) could not be viewed. You should understand that this is a very limited examination and not a conclusive evaluation of the heat exchanger. A conclusive evaluation can only be done either visually by at least a partial dismantling of the furnace or by a smoke test or other tests that would identify combustion products in the heated air. It is recommended due to the age of the system that the furnace be evaluated by a licensed HVAC contractor.**



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Furnace chimney is in contact or too close with the roof deck in the lower attic area. This area should have a minimum 1" clearance from combustibles and pass above the roof 2 ft" for safety reasons. There is evidence of roof deck overheating,



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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Cooling Equipment
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Type of Systems:

- Two **a/c** are present. upstairs, 2.5 ton system and a downstairs 3 ton system, manufactured in 2005 and 2010

**Comments:**

- Two evaporator coils are located inside the attic areas and appear to be in fair condition. There were not signs of condensation currently dripping into the emergency drain pans and the coils shows no signs of concern at the time of the inspection.

The compressors are located on the left and right side of the home. The equipment is installed properly and also in good condition with no visual signs of concern. In the cooling mode, these systems, when operating properly, can produce approximately 5.5 tons of cooling. According to our calculations, this will be adequate for this size house.

The average life of the air conditioner compressor/condenser in this region is approximately 15 years. It should be determined from the present owner if any compressor/condensing system components have been recently repaired or replaced.

Our visual inspection of the air conditioning system does not check for proper refrigerant charge or test for leaks in the system. The evaporator coil needs cleaning and maintenance periodically. The coil should be cleaned, serviced and inspected if the owner's records do not indicate that this service has been performed within the last year.

The systems were operated and tested using a laser gun thermometer at the return vents and supply vents. The general standard for room air differential between the two vents should be 16-22 degrees.

Supply air temperature for the upstairs system is 50 return air temperature 68. (18degrees differential). At the time of the inspection the system appears to be functioning properly.

Supply air temperature for the downstairs system is 48, return air temperature 65. (17 degrees differential). At the time of the inspection the system appears to be functioning properly.

- **The suction lines on the outside a/c compressor has damaged or missing insulation. Should be replaced to prevent sweating and extracting additional heat.**
- **Condensate tray for the system in the attic shows evidence of leakage having occurred in the past. Pan is badly rusted and corroded and may leak when needed. Recommend replacement. Recommend consulting a licensed HVAC contractor to perform corrective action.**

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I	NI	NP	D
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Condensate tray for the system in the attic shows evidence of leakage having occurred in the past. Pan is badly rusted and corroded and may leak when needed. Recommend replacement. Recommend consulting a licensed HVAC contractor to perform corrective action.



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I	NI	NP	D
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The suction lines on the outside a/c compressor has damaged or missing insulation.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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C. Duct Systems, Chases, and Vents

**Comments:**

- All visible duct work in the attic appears to be in good condition. No leaks were found at connected areas. They appear to be functioning properly at the time of the inspection, delivering sufficient air flow to all areas.

IV. PLUMBING SYSTEM

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Plumbing Supply, Distribution System and Fixtures
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Location of Water Meter:

- At the front street curb, Right side

Location of Main Water Supply Valve:

- Right side of home
- [ 60 psi ] Static Water Pressure Reading: Taken from the hose bib.

**Comments:**

• Appears to be city water supply system per the MLS listing. Supply system appears to be galvanized. All fixtures inside and outside the home were tested and have good functional flow. Where visible, this system was in good condition at the time of the inspection with no signs of leaks.

Most pipes are concealed and unable to inspect. Only visible and accessible pipes of the plumbing system are inspected. Plumbing pipes that are not visible and accessible are excluded from this report.

**• Galvanized pipe noted. Current conditions require no immediate attention. No signs of rusting water color or low functional water flow were present at the time of the inspection.**

**The system will have to be replaced in the future. Gradually over many years, corrosion within galvanized steel pipe may restrict water flow to a point where water pressure and volume will be unacceptable. Leaks will appear in areas with potential for major water damage. Recommend consulting a licensed contractor to replace supply pipes.**

- Supply pipe at the shut off valve is located such that it is susceptible to damage / freezing. Insulation is recommended.
- Back flow check valves are not installed on the outside hose bibs. Recommended for safety reasons. Found at any hardware store.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Supply pipe at the shut off valve is located such that it is susceptible to damage / freezing. Insulation is recommended.



Back flow check valves are not installed on the outside hose bibs.



Sign of past patching of galvanized pipe

I=Inspected

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D=Deficient

I	NI	NP	D
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B. Drains, Wastes, and Vents

**Comments:**

- The main sewer system appears to be provided by city utilities per the MLS listing. Clean outs are located in front of the house. The drain, waste and vent system appear to be PVC pipe. All drains were tested with water running for 10 minutes. Where visible, this system was in good condition at the time of the inspection with no leaks or slow drains detected.
- Most pipes are concealed and unable to inspect. Only visible and accessible pipes of the plumbing system are inspected. Plumbing pipes that are not visible and accessible are excluded from this report. A leaking sewer pipe can contribute significantly to the instability of the supporting soils by introducing excessive moisture into the soils, thus weakening them, resulting in foundation problems.
- Problems with the plumbing waste pipes under the slab can only be detected by an under slab plumbing leak test.

C. Water Heating Equipment

Energy Source:

- Natural Gas
- Electric powered

Capacity:

- Two tanks are 40 gallons each.

**Comments:**

• A gas-fired water heater, located in the garage, provides domestic hot water and was in operation at the time of the inspection. According to the nameplate, the water heater has a capacity of 40 gallons. The capacity of the hot water system appears adequate for the normal needs of this size house. It is installed properly and in very good condition.

• An electric water heater, located in the lower attic, provides domestic hot water and was in operation at the time of the inspection. According to the nameplate, the water heater has a capacity of 40 gallons. The capacity of the hot water system appears adequate for the normal needs of this size house. It is installed properly and in good condition compared to age.

A water heater is equipped with a pressure/temperature relief valve. This is an important safety device that is required by most codes and should be tested annually. Appropriate discharge piping is installed on this device to direct the discharge from any blow-off to a safe location. The T & P drain valve was tested satisfactorily at time of inspection and should be tested annually.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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No Problems found.



No Problem found

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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D. Hydro-Massage Therapy Equipment

**Comments:**



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. Other
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Materials:

**Comments:**

- The home has gas appliances. Main gas meter and shut off valve is located on the right side of the house. Gas lines are plumbed through the house and attic with black steel pipping. All gas appliances were tested at the connections for gas leaks. At the time of the inspection, no leaks or other problems were found.
- Most pipes are concealed and unable to inspect. Only visible and accessible pipes of the gas plumbing system are inspected. Gas pipes that are not visible and accessible are excluded from this report.

**• Noted : There are no carbon monoxide detectors present. It is recommended to install carbon monoxide detectors where gas appliances are being used for safety reasons. Carbon monoxide poisoning is the #1 cause of accidental death in the home.**

V. APPLIANCES

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Dishwashers
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**Comments:**

- The dishwasher appears to be in good condition compared to age. It was operated in the normal setting, Ran through a complete cycle and did not leak. The unit appears to operate as designed with no signs of concern. Note: The bottom panel was not removed.



No Problems found.

I=Inspected      NI=Not Inspected      NP=Not Present      D=Deficient

I	NI	NP	D
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B. Food Waste Disposers

**Comments:**

- Disposal was operated. It is in good condition. It was tested appeared to be functioning properly at time of inspection with no signs of concern.

C. Range Hood and Exhaust Systems

**Comments:**

- Exhaust vent appears to be in good condition. It was tested and appears to be functioning as designed with no signs of concern.



No Problems found.

D. Ranges, Cooktops, and Ovens

**Comments:**

- Electric cook top and oven are in good condition. All burners on cook top were checked and oven set at 350. Actual temperature was 350. At the time of the inspection there were no signs of concern or problems found.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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No Problems found.



No Problems found.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. Microwave Ovens
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**Comments:**

- Microwave oven is in good condition. It was tested by heating water and appears to function properly with no signs of concern. Microwave was not tested for radiation leaks.
- Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.



No Problems found.

I=Inspected      NI=Not Inspected      NP=Not Present      D=Deficient

I	NI	NP	D
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F. Mechanical Exhaust Vents and Bathroom Heaters

**Comments:**

- The bath fans were operated and no issues were found.
- Current guidelines state that either exhaust fan or window should be in all bathrooms to ensure ventilation of moisture. This is especially important where bathtubs or showers are present.

G. Garage Door Operators

Door Type:

**Comments:**

- The garage door is equipped with an electric garage door opener that was in good condition at the time of the inspection. It was tested and reversed when resistance was encountered. No signs of concern or problems were found.

The opener should be tested regularly to be sure it stops or reverses when the door strikes an obstruction or when a person or object passes beneath it while closing.



No Problems found.

H. Dryer Exhaust Systems

**Comments:**

- Vent appears to be functional and in good condition. Note: Was not tested.

I. Other

**Observations:**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Landscape Irrigation (Sprinkler) Systems
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**Comments:**

- **System is not operating. Needs evaluation.**



System is not operating. Needs evaluation.

I=Inspected      NI=Not Inspected      NP=Not Present      D=Deficient

I	NI	NP	D
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B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction:

- In-Ground
- Gunite

**Comments:**

- Limitations were not present. The pool and all equipment was accessible.
- Wood fence restricting access to the pool is in good condition and functional
- No cage tie down cables are present
- Cage anchor bolts are not present.
- Slide / diving board: Appear to be in good condition and functional.
- Ladder / Railing: Not Present
- Pool / Spa Surface: Pool surface appears to be gunite: Surface is in good condition with no concerns.
- Pool / Spa water: Condition of the water is clear with no visual signs of concern.
- Chemical test was not performed.
- Drain covers: Covers are present with no visual signs of concern.
- Strainer: Strainer baskets are in good condition.
- Skimmers: Skimmers are in good condition. No signs of problems.
- Pool Pump motors: Motors are in good condition and appear to operate as designed.
- Pool / Spa Jets: Jets are functioning as designed.
- Spa Bubbler: Working as designed, In good condition.
- Filter type: Diatomaceous Earth: The filter is in good condition and appears to be operating as designed.
- Filter pressure gauge is present and operating in the normal range: 20 psi

- **Gate/door: Outside gates are not self locking type. Recommend self locking type gates accessing the pool area for safety reasons.**
- **Deck / coping: Decking around the pool area is in poor condition, lifting on the right side of diving board. This may be an indication of a slow underground leak from the pool jet's. Recommend a full underground leak detection and evaluation as to the actual cause and effect proper repairs.**
- **Lighting: Pool and Spa lights are not working. Need repair.**
- **Pool / Spa Support: There are visual signs of concern present. Due to the lifted decking, This may be a sign of future adverse conditions for future problems with the pool support.**
- **Motors are not grounded as required. Corrective action required for safety reasons. Consult a qualified repair provider.**
- **Pool / Spa Heater: Gas operated pool / spa heater is in poor condition and not connected. Needs to be replaced. Consult a qualified provider.**

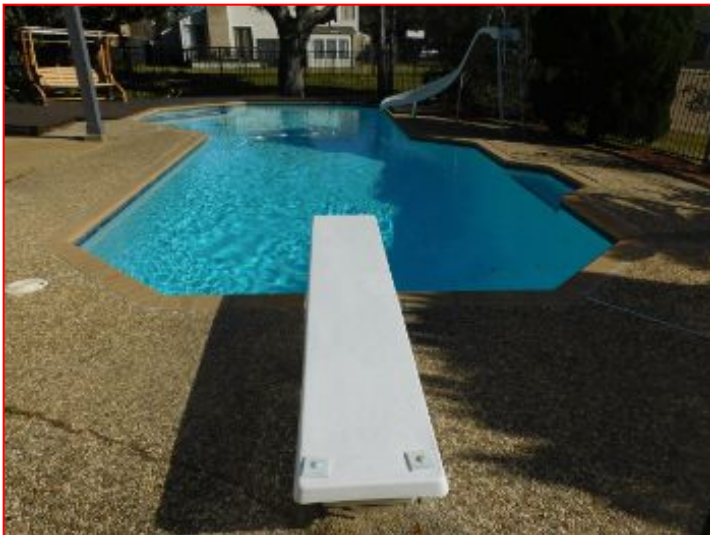
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Motors are not grounded as required. Corrective action required for safety reasons. Consult a qualified repair provider.



Filter type: Diatomaceous Earth: The filter is in good condition and appears to be operating as designed.



Pool / Spa Heater: Gas operated pool / spa heater is in poor condition and not connected. Needs to be replaced. Consult a qualified provider.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Deck / coping: Decking around the pool area is in poor condition, lifting on the right side of diving board. This may be an indication of a slow underground leak from the pool jet's. Recommend a full underground leak detection and evaluation as to the actual cause and effect proper repairs.





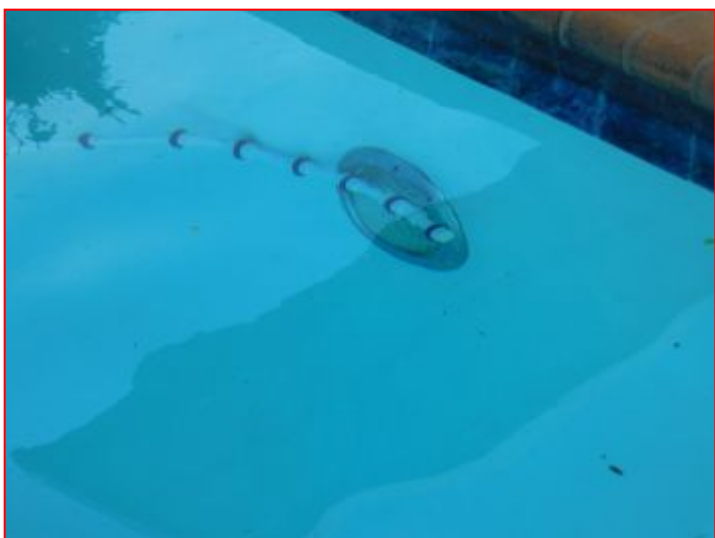
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Lighting: Pool and Spa lights are not working. Need repair.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	C. Outbuildings
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Materials:  
**Comments:**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Private Water Wells (A coliform analysis is recommended)
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Type of Pump:  
Type of Storage Equipment:  
**Comments:**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Private Sewage Disposal (Septic) Systems
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Type of System:  
Location of Drain Field:  
**Comments:**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	F. Other
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**Comments:**

Report Summary

**STRUCTURAL SYSTEMS**

<p>Page 6 Item: D</p>	<p>Roof Structure and Attics</p>	<ul style="list-style-type: none"> <li>• <b>Insulate and weather-strip the pull down stairway door to promote insulation barrier to reduce moisture / condensation, Hot / Cold temperatures into the home from this area.</b></li> <li>• <b>Insulation: The insulation provided in the attic has poor coverage in multiple areas compared to today's standards. Recommend upgrading this area of the home to improve energy efficiency. Review by a qualified contractor. Recommendation - Installing insulation to a R38 value. This is equivalent to 12" inches of fiberglass bat type or loose blown in type throughout the attic.</b></li> <li>• <b>Rodent / Vermin activity is apparent in the insulation. ie: trails, droppings etc. This may be a serious problem? A licensed pest specialist should be consulted to treat and seal all entry points around the home and roof structure to prevent pests from entry.</b></li> <li>• <b>Insulation: Fiberglass bat insulation has fallen down off the walls in several areas of the attic. Recommend consulting a qualified contractor to perform corrective action.</b></li> </ul>
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Low insulation

<p>Page 8 Item: G</p>	<p>Doors (Interior and Exterior)</p>	<ul style="list-style-type: none"> <li>• <b>Door to house and garage has stripped hinges and does not close properly. Repair needed.</b></li> </ul>
<p>Page 9 Item: H</p>	<p>Windows</p>	<ul style="list-style-type: none"> <li>• <b>Window Screens: Window screens are damaged or missing. 10-12. Recommend consulting a qualified contractor to perform corrective action.</b></li> <li>• <b>Exterior window seals have hail damage in many areas. This requires replacement to provide weatherproofing. Recommend consulting a qualified contractor to perform corrective action.</b></li> </ul>
<p>Page 10 Item: J</p>	<p>Fireplaces and Chimneys</p>	<ul style="list-style-type: none"> <li>• <b>This fireplace is not equipped with a damper stop. Any fireplace that is equipped with gas must have the damper set in a permanently open position to prevent accidental</b></li> </ul>

		<p>carbon monoxide poisoning. This can be easily accomplished with a damper stop that can be purchased at most hardware stores.</p>
<p><b>ELECTRICAL SYSTEMS</b></p>		
Page 12 Item: A	Service Entrance and Panels	<ul style="list-style-type: none"> <li>• No arch fault circuit breakers are present. The 2002 International Residential Code (IRC) Requires that <b>AFCI</b>'s be installed on all 120-volt, single phase, 15-20 amp. Branch circuits supplying outlets to bedrooms, living rooms, dens, hallways and closets. Homes built before 2006 are not required to upgrade the panel with AFCI breakers.</li> <li>• Aluminum service wires should be coated with antioxidant at the connection to the lugs. Consult a licensed electrician.</li> <li>• Panel is not labeled properly. It would be wise to have each of the present circuits fully identified so you will know what electrical load is on each circuit. The important point to remember is to not overload any one circuit, it is suggested that a competent electrician be consulted.</li> </ul>
Page 13 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> <li>• Smoke detector is not present in the bedrooms. Recommended in hallways and all bedrooms for safety reasons.</li> <li>• Smoke detectors in the home are not operating. repair for safety reasons.</li> <li>• It is recommended that this house be equipped with ground fault circuit interrupters (<b>GFCI</b>) in some recommended locations. The purpose of a GFCI circuit is to provide positive protection against a shock hazard since it will "trip" almost instantaneously, thus protecting you. Recommend installation of GFCI receptacles to reduce risk of electrical shock on outside and garage plugs.</li> <li>• A plug is loose on the outside back wall and should be secured / repaired or replaced for safety reasons. Recommend consulting a qualified contractor to perform corrective action.</li> </ul>
<p><b>HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS</b></p>		
Page 15 Item: A	Heating Equipment	<ul style="list-style-type: none"> <li>• Furnace chimney is in contact or to close with the roof deck in the lower attic area. This area should have a minimum 1" clearance from combustibles and pass above the roof 2 ft" for safety reasons.</li> </ul> <p>There is evidence of roof deck overheating, nearly catching fire. Connections to venting system are very poor at the top of the roof penetration. Should be improved and securely attached and strapped to the rafters to reduce movement in high winds for safety reasons.</p> <p>Recommend consulting a licensed contractor.</p> <ul style="list-style-type: none"> <li>• Both these systems are past the end of life expectancy. Typically, replaced by this time due to concerns of carbon monoxide poisoning. The heat exchanger (which is the central and most critical part of a hot air furnace) could not be viewed. You should understand that this is a</li> </ul>

		<p>very limited examination and not a conclusive evaluation of the heat exchanger. A conclusive evaluation can only be done either visually by at least a partial dismantling of the furnace or by a smoke test or other tests that would identify combustion products in the heated air. It is recommended due to the age of the system that the furnace be evaluated by a licensed HVAC contractor.</p>
Page 17 Item: B	Cooling Equipment	<ul style="list-style-type: none"> <li>• The suction lines on the outside <b>a/c</b> compressor has damaged or missing insulation. Should be replaced to prevent sweating and extracting additional heat.</li> <li>• Condensate tray for the system in the attic shows evidence of leakage having occurred in the past. Pan is badly rusted and corroded and may leak when needed. Recommend replacement. Recommend consulting a licensed HVAC contractor to perform corrective action.</li> </ul>

**PLUMBING SYSTEM**

Page 20 Item: A	Plumbing Supply, Distribution System and Fixtures	<ul style="list-style-type: none"> <li>• Galvanized pipe noted. Current conditions require no immediate attention. No signs of rusting water color or low functional water flow were present at the time of the inspection.</li> </ul> <p>The system will have to be replaced in the future. Gradually over many years, corrosion within galvanized steel pipe may restrict water flow to a point where water pressure and volume will be unacceptable. Leaks will appear in areas with potential for major water damage. Recommend consulting a licensed contractor to replace supply pipes.</p> <ul style="list-style-type: none"> <li>• Supply pipe at the shut off valve is located such that it is susceptible to damage / freezing. Insulation is recommended.</li> <li>• Back flow check valves are not installed on the outside hose bibs. Recommended for safety reasons. Found at any hardware store.</li> </ul>
Page 24 Item: E	Other	<ul style="list-style-type: none"> <li>• Noted : There are no carbon monoxide detectors present. It is recommended to install carbon monoxide detectors where gas appliances are being used for safety reasons. Carbon monoxide poisoning is the #1 cause of accidental death in the home.</li> </ul>

**OPTIONAL SYSTEMS**

Page 28 Item: A	Landscape Irrigation (Sprinkler) Systems	<ul style="list-style-type: none"> <li>• System is not operating. Needs evaluation.</li> </ul>
Page 29 Item: B	Swimming Pools, Spas, Hot Tubs, and Equipment	<ul style="list-style-type: none"> <li>• Gate/door: Outside gates are not self locking type. Recommend self locking type gates accessing the pool area for safety reasons.</li> <li>• Deck / coping: Decking around the pool area is in poor condition, lifting on the right side of diving board. This may be an indication of a slow underground leak from the pool jet's. Recommend a full underground leak detection and evaluation as to the actual cause and effect proper repairs.</li> <li>• Lighting: Pool and Spa lights are not working. Need repair.</li> </ul>

		<ul style="list-style-type: none"><li>• <b>Pool / Spa Support:</b> There are visual signs of concern present. Due to the lifted decking, This may be a sign of future adverse conditions for future problems with the pool support.</li><li>• <b>Motors are not grounded as required. Corrective action required for safety reasons. Consult a qualified repair provider.</b></li><li>• <b>Pool / Spa Heater:</b> Gas operated pool / spa heater is in poor condition and not connected. Needs to be replaced. Consult a qualified provider.</li></ul>
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